

LETTER OF INTENT

The property contains approximately 19.85 acres and is located at the southwest corner of the intersection of Medlock Bridge Road and Old Alabama Road (the "Property"). The Property is presently zoned to the AG-1 Classification.

The Applicant requests that the Property be rezoned to the MIX Classification for the development of 263 multifamily units having a minimum heated floor area of 740 square feet, 24 townhomes having a minimum heated floor of approximately 2,000 square feet and 42,200 square feet of service/commercial/retail/office use. Based upon the acreage of the Property this results in a density for the multifamily of 13.25 units per acre, a density for the townhomes of 1.21 units per acre and a density for the service/commercial/retail/office of 2,125.95 square feet per acre. As is shown on the Site Plan submitted simultaneously herewith, there will be four (4) non-residential buildings and two (2) buildings with office and/or retail on the first floor with multifamily above the first floor. The Property falls within the River Estates (05) Character area which identifies the Property to be within a transitional area that has been identified to accommodate potential future development. This Character Area suggests a mix of residential uses which the inclusion of multifamily to the south of Old Alabama Road transitioning to townhomes to the south satisfies. Further, as to commercial development, this Character Area suggests ". . . Mixed-use commercial; small scale commercial, office and residential (Medlock Bridge/141 transitional area). . ." which again the proposed development satisfies with the scale of the four (4) non-residential buildings as shown on the Site Plan together with the inclusion of two (2) buildings with office and/or retail on the first floor with multifamily above the first floors. Accordingly, this Application for Rezoning is entirely appropriate and the appropriateness of this Application for Rezoning and the constitutional assertions of the Applicant are more particularly stated and set forth on Exhibit "A" attached hereto and by reference thereto made a part hereof.

Now, therefore, the Applicant requests that this Application for Rezoning be approved as submitted in order that the Applicant be able to proceed with the lawful use, benefit, enjoyment and development of the Property.

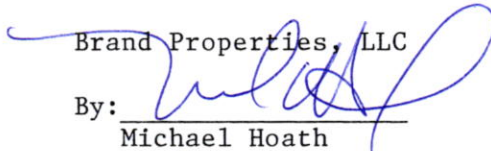
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DEC 03 2013

City of Johns Creek
Planning & Zoning

APPLICANT:


Brand Properties, LLC

By: Michael Hoath
Its: President


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